

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

June 23, 2026

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*November & December will be the
third Tuesday due to holidays.*

NEW LOCATION:

Civic Design Center

15 S. Main Street, Suite 100

Greenville, SC 29601



Location Information

Civic Design Center
15 S. Main Street, Suite 100
Greenville, SC 29601

Parking available throughout downtown.
First 2 hours free in city garages.

<https://www.greenvillesc.gov/513/Parking>



Overview

- The Project Preview Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about upcoming planning and development projects.
- The session is an open-house format. Projects are presented at individual stations at the Civic Design Center. There is no scheduled presentation. The public may attend any time between 4:00 and 6:00 PM.
- Project representatives will be available at each station. The public may ask questions, provide input and share concerns about any project or proposal.

Required Step in Development Process

- **The city has not received formal applications for projects presented at the Project Preview Meeting.** Some material may be conceptual in nature or require additional design work before it is submitted to the City.
- The meeting provides an opportunity for public comments and input to be given directly to the developer, who may modify their project in response to community feedback before submitting an official application.
- If a project has major changes after the meeting, it may be required to present at another Project Preview Meeting—so that the community can see the changes before the application is submitted.

PROJECTS AND APPLICATIONS FOR:

June 23, 2026

PROJECT PREVIEW MEETING

All projects presented between 4:00 - 6:00 PM



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

SCDOT: Local Roadway Projects

Note: While PPM is not required for this item, the City desires to receive community input and feedback on this project prior to permitting and construction

SCDOT: Local Roadway Projects

The South Carolina Department of Transportation is looking at completing two roadway improvement projects within the City limits:

- Rutherford Street/Poinsett Hwy from Buncombe Street to Hammett Street Extension
- River/Richardson Street from Main Street to W. Elford Street

Contact:

Please contact Nick DePalma, Assistant City Engineer for applicant information or additional details

Email: ndepalma@greenvillesc.gov

Phone: 864-467-3128

SCDOT: Local Roadway Projects



CONCEPTUAL BIKE AND PEDESTRIAN SAFETY IMPROVEMENTS S-664 RIVER/RICHARDSON STREET

Project Location
GREENVILLE COUNTY



Map Legend

- ROADWAY PAVEMENT
- PAVEMENT REMOVAL
- PROPOSED SIDEWALK
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED BIKE MARKINGS
- EXISTING SIGNAL

IMPROVEMENTS THROUGHOUT CORRIDOR INCLUDE:
 -INSTALL TWO-WAY CYCLE TRACK FROM RHETT STREET TO W. ELPORD STREET
 -IMPLEMENT LEADING PEDESTRIAN INTERVALS TO PRIORITIZE PEDESTRIANS ENTERING THE INTERSECTION AND REDUCE CONFLICTS
 -EVALUATE PEDESTRIAN CROSSWALK CROSSING TIMES AND PEDESTRIAN SIGNAL HEAD SIGHT DISTANCE TO REDUCE VEHICLE VS. PEDESTRIAN CONFLICTS
 -UPGRADE ALL CROSSWALKS TO HIGH VISIBILITY
 -RECONSTRUCT RAMPS/CURBS AND DAMAGED SIDEWALKS TO BE ADA COMPLIANT AND TO DIRECT WATER AWAY FROM PEDESTRIAN FACILITIES
 -TRIM OVERGROWN VEGETATION AND REMOVE SEDIMENT BUILDUP FROM SIDEWALKS
 -INSTALL RETRO REFLECTIVE BACK PLATES TO IMPROVE SIGNAL HEAD VISIBILITY
 -REVIEW YELLOW CLEARANCE INTERVALS FOR ALL INTERSECTIONS



Contact Information

South Carolina Dept. of Transportation
955 Park Street
Columbia SC 29201

Questions/comments may be sent to:
Kath RJ@scdot.org, SCDOT Safety Projects Manager
Phone: 803-734-2483
Email: krsdewk@scdot.org

Project Website:
<https://scdot.org/projects/S-664-River-Richardson-Safety>

Disclaimer

These displays are meant to show concepts for planning purposes only and are subject to change.



MATCHLINE SEE ABOVE

MATCHLINE SEE BELOW

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

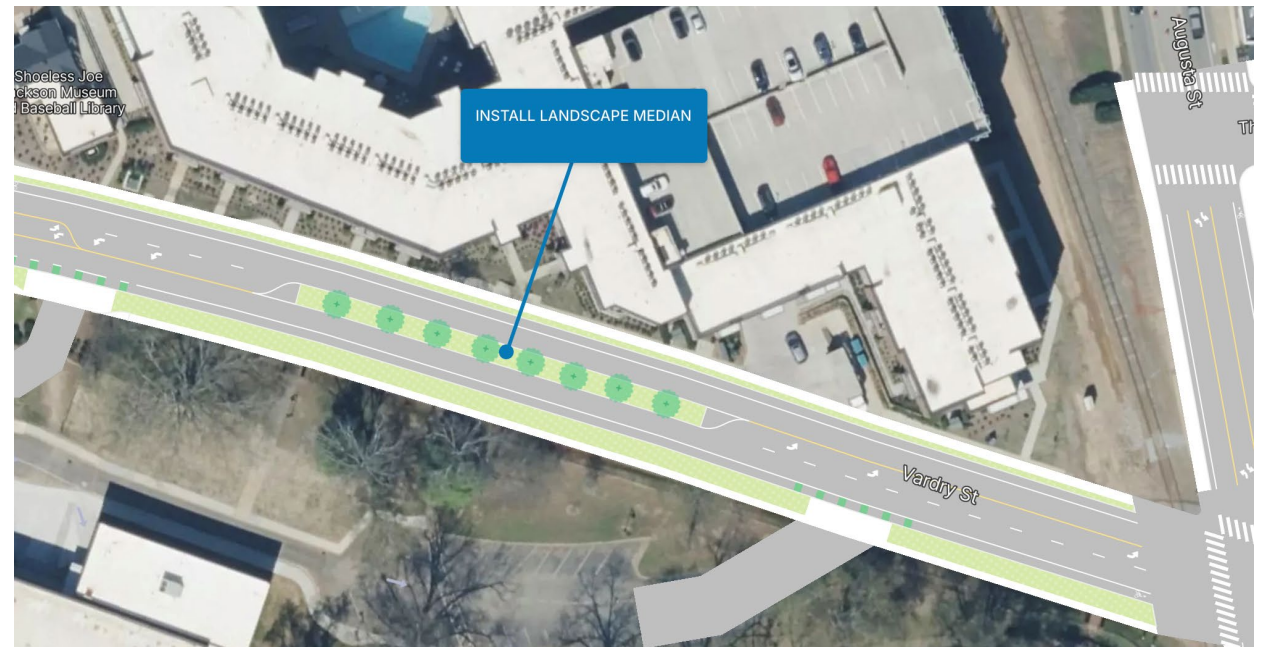
City Engineering Initiative: Augusta & Vardry intersection improvements

Note: While PPM is not required for this item, the City desires to receive community input and feedback on this project prior to permitting and construction

City Engineering Initiative: Augusta & Vardry intersection improvement

The City Engineering department will be moving forward with improvements to the intersection at Augusta and Vardry Streets. Please contact Nick DePalma, Assistant City Engineer for additional information.

Email: ndepalma@greenvillesc.gov
Phone: 864-467-3128



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone: 311 Queen Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

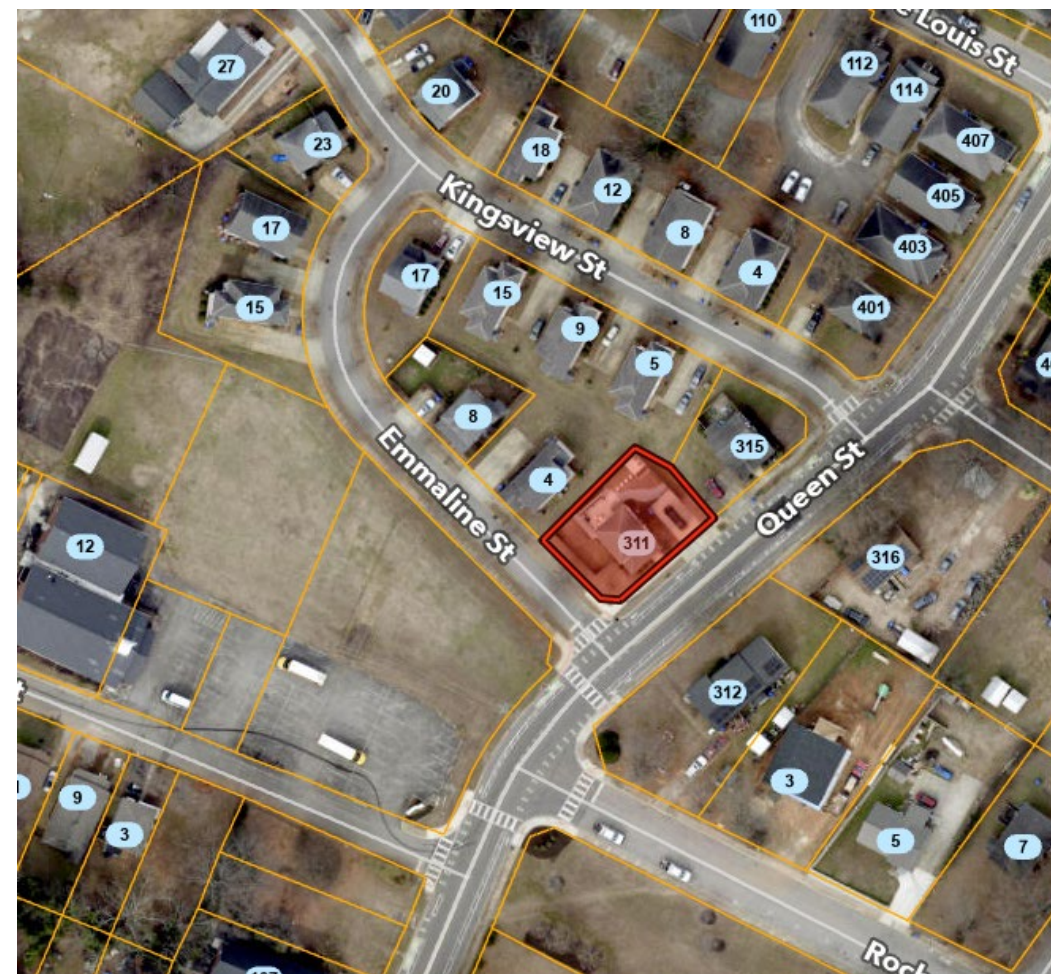
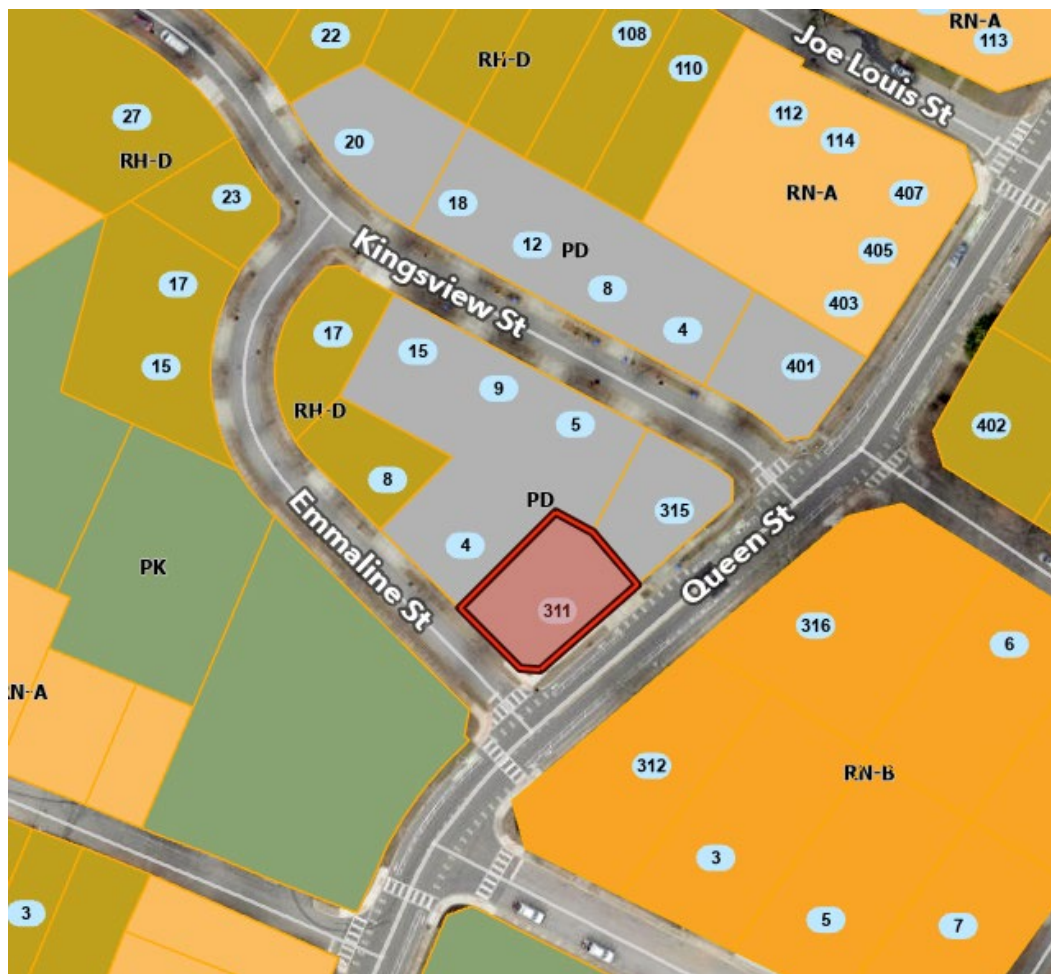
Rezone: 311 Queen Street

- **Address:** 311 Queen Street
- **Parcel Number:** 0123000900403
- **Existing Zoning:** PD - Planned Development
- **Request:** Rezone parcel to MX-2, Mixed Use 2 District, to allow for Short-Term Rentals (less than 30 days)
- **Next Step:** Planning Commission Review

Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Rezone: 311 Queen Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone: 700 Arlington Avenue

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezone: 700 Arlington Avenue

- **Address:** 700 Arlington Avenue
- **Parcel Number:** 0077000300800
- **Existing Zoning:** RN-B
- **Request:** Rezone to RNX-B to allow for commercial use on the property
- **Next Step:** Planning Commission Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone: 811 Pendleton Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezone: 811 Pendleton Street

- **Address:** 811 Pendleton Street
- **Parcel Number:** 0078000401100
- **Existing Zoning:** RN-B
- **Request:** Rezone to RNX-B
- **Next Step:** Planning Commission Review

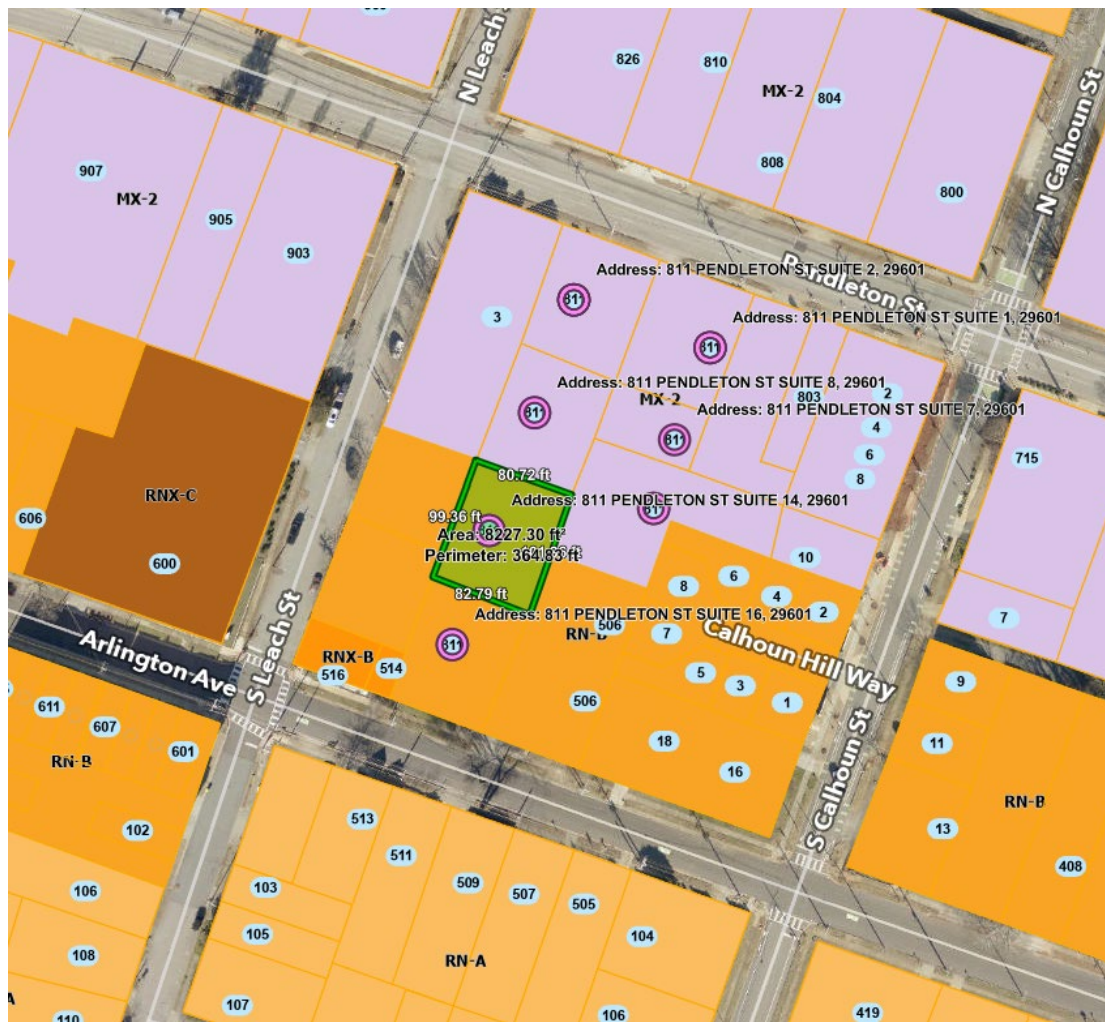
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezone: 811 Pendleton Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone: 3030 Augusta Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

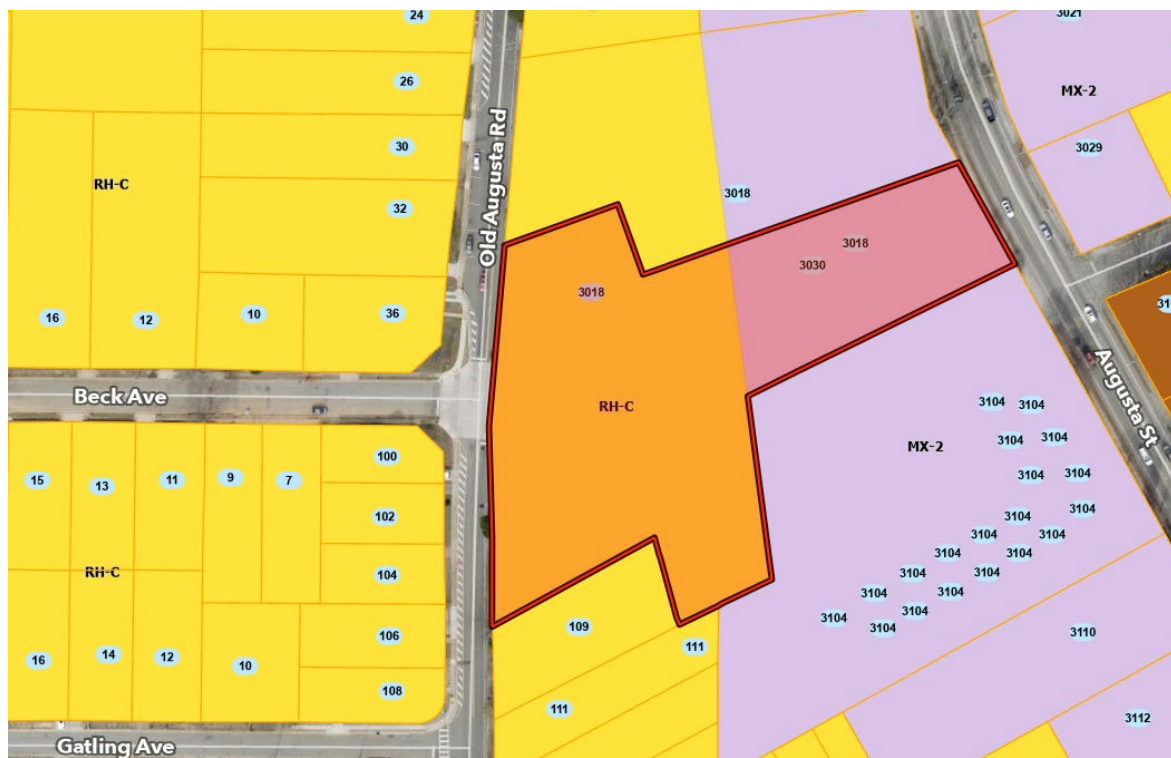
Rezone: 3030 Augusta Street

- **Address:** 3030 Augusta Street
- **Parcel Number:** 0211000100501 & 0211000100500
- **Existing Zoning:** RH-C/MX-2
- **Request:** Rezone portion of property from RH-C to match MX-2 zoning for a school use
- **Next Step:** Planning Commission Review

Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Rezone: 3030 Augusta Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone/Certificate of Appropriateness: 300 Birnie Street Pump Station

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

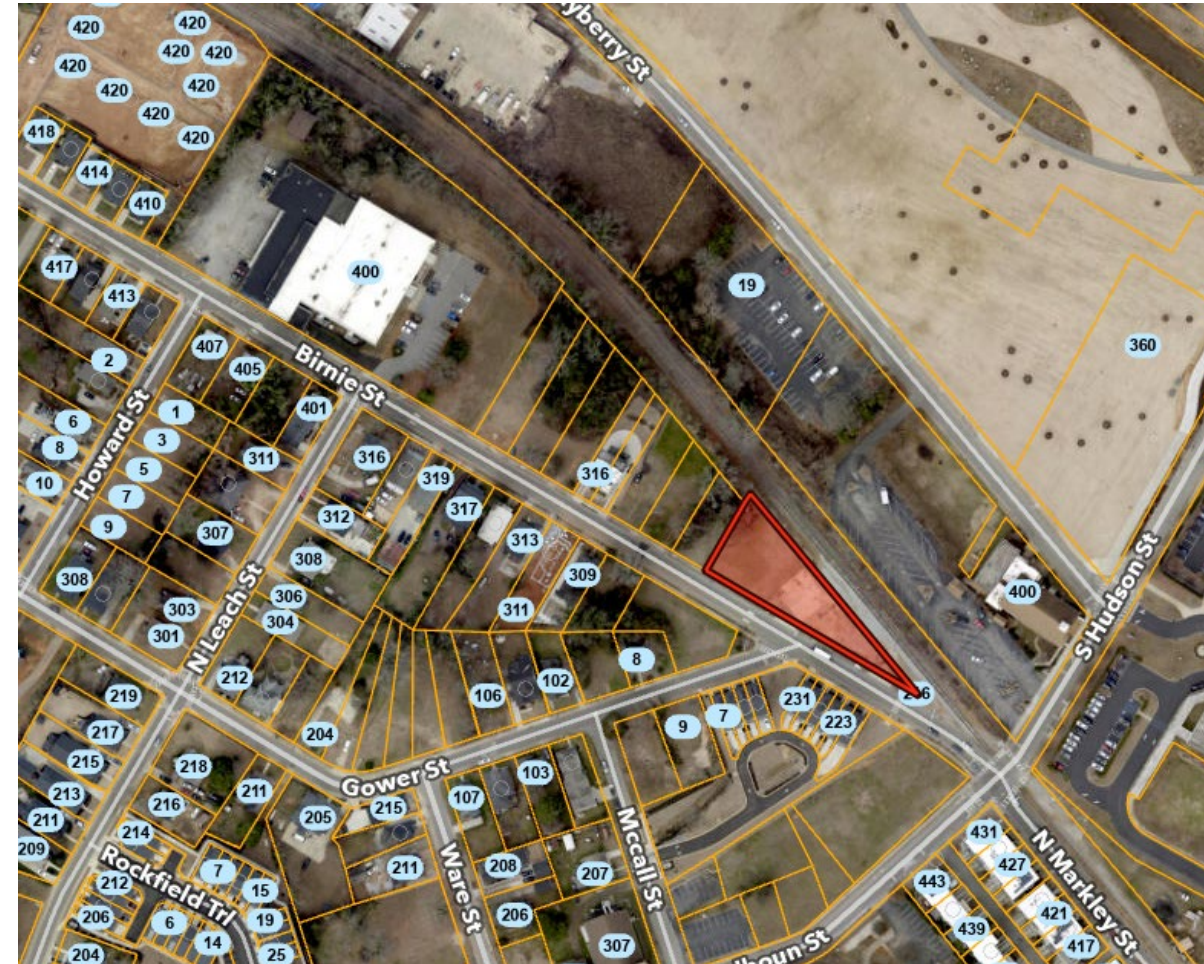
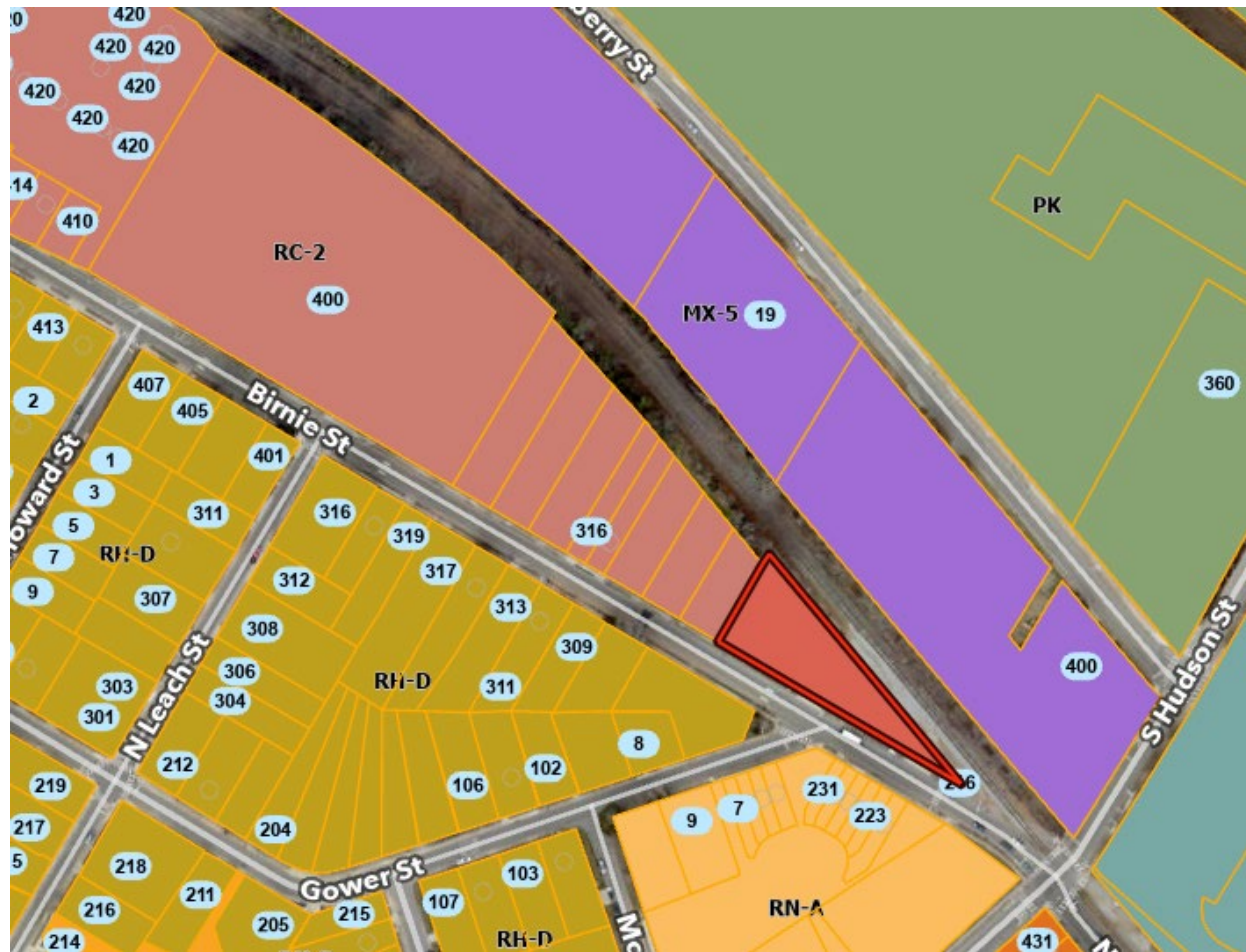
Birnie Street Pump Station

- **Address:** 300 Birnie Street
- **Parcel Number:** 0055000300200
- **Existing Zoning:** RC-2
- **Request:** Rezone parcel to CV for installation of new potable water booster pumping station
- **Next Step:** Planning Commission Review

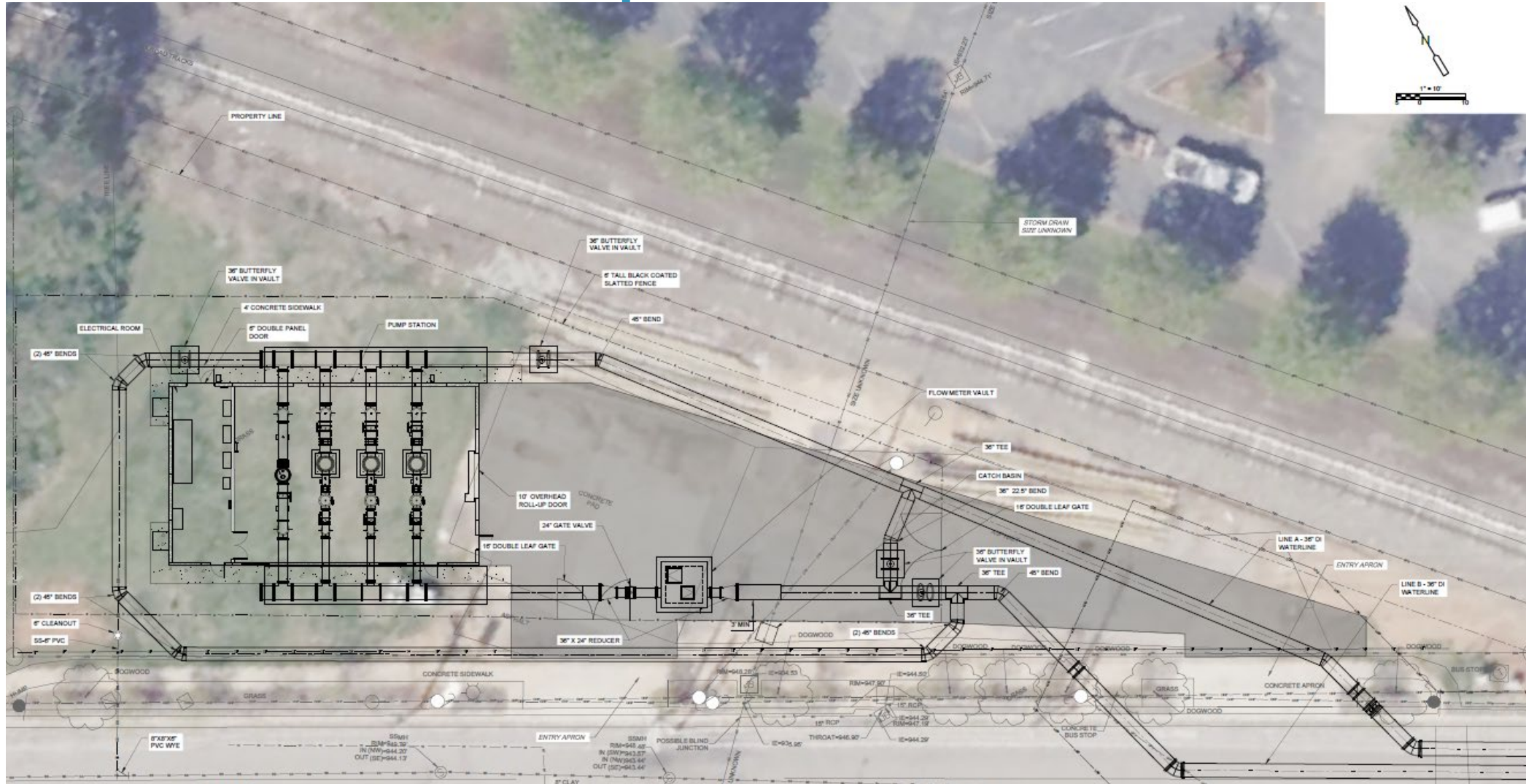
Contact:

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Email: planning@greenvillesc.gov
Phone: 864-467-4476

Birnie Street Pump Station



Birnie Street Pump Station



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Open Space Rezoning Initiative

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Open Space Rezoning Initiative

The City will be pursuing rezoning opportunities for several parcels throughout the City in the coming months in furtherance of the GVL2040 goal of preserving land as open space. The majority of these parcels are City-owned; however, there are several private property owners who have elected to include their properties in this initiative. Signage will be placed at each of the locations as required by State law and are anticipated to go through the Planning Commission public hearing process in September prior to going before City Council for approval.

For any questions regarding the parcels listed on the following slides, please contact Austin Rutherford in the Planning office at arutherford@greenvillesc.gov or at (864) 467-4247.

Open Space Rezoning Initiative: Open Space Parcels

<u>Address(es)</u>	<u>TMS#(s)</u>	<u>Current District</u>	<u>Acreeage</u>	<u>Reason</u>
Chick Springs Rd	0189010100901	RN-B	0.39	Preserve as Open Space
	0186000103900	RH-C	0.43	
Chick Springs Rd	0186000101100	RH-C	0.21	Preserve as Open Space
	0186000101200		0.22	
Chick Springs Rd	0186000101600	RH-C	0.18	Preserve as Open Space
Worley Road	0183030103701	IG	1.18	Preserve as Open Space
Fisher Drive	0280000218900	RN-A	0.8	Preserve as Open Space
Harcourt Drive	0037000102600	RH-C	0.12	Preserve as Open Space
Wilshire Drive	0184000506409	RH-C	0.15	Preserve as Open Space
Field Street	0087000100200	Unzoned	0.01	Preserve as Open Space
Woodville Ave	0191000503600	RH-C	0.19	Preserve as Open Space
	0191000503500		0.27	
	0191000503400		0.32	
McKay Street	0093001301800	RH-D	0.11	Preserve as Open Space

Open Space Rezoning Initiative: Parks Parcels

<u>Address(es)</u>	<u>TMS#(s)</u>	<u>Current District</u>	<u>Acreage</u>	<u>Reason</u>
Old Augusta Rd, Prosperity Ave, Potomac Ave	0222030201300	RH-C	0.17	Preserve as a Park
Westfield Street	0057000200401	MX-D	0.53	Preserve as a Park
College Street	0014000200500	MX-D	0.27	Preserve as a Park
Clark Street	0199030100105	PD	16.04	Preserve as a Park
	0199030100109		13.95	
Legacy Park Rd	0262000101736	RH-C	1.14	Preserve as a Park
Scarlett Street	0266000126200	RH-C	0.28	Preserve as a Park
	0266000126300		0.49	
	0267000104400		0.42	
McDaniel Ave and Ridgeland Dr	0067030301100	RH-B	0.79	Preserve as a Park
26 Kingsview Street	0123000904500	RH-D	0.19	Preserve Community Garden
S. Hudson Street	0056000300200	CM	0.06	Preserve for Swamp Rabbit Trail

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 7 Neal Street Addition

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 7 Neal Street Addition

- **Address:** 7 Neal Street
- **Parcel Number:** 00900030Z000
- **Existing Zoning:** RN-A
- **Request:** Exterior work including addition on rear over existing first floor
- **Next Step:** Historic Review Board Review

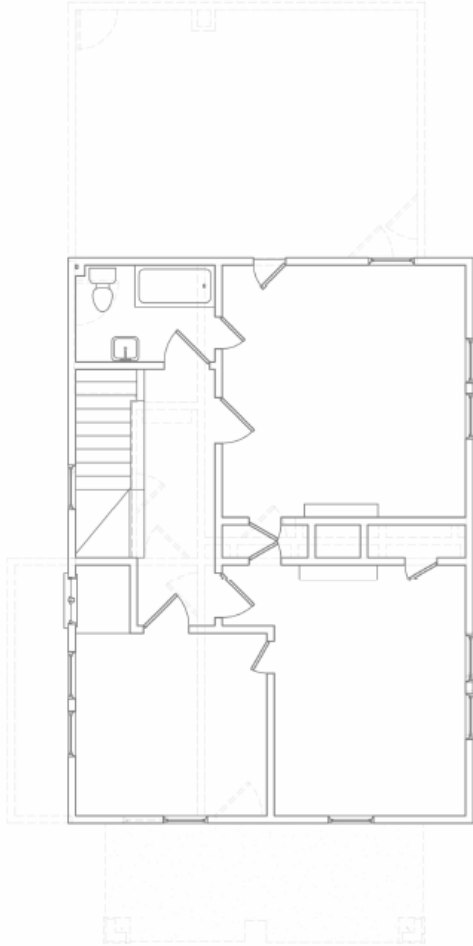
Contact:

Please contact Planning staff for applicant information

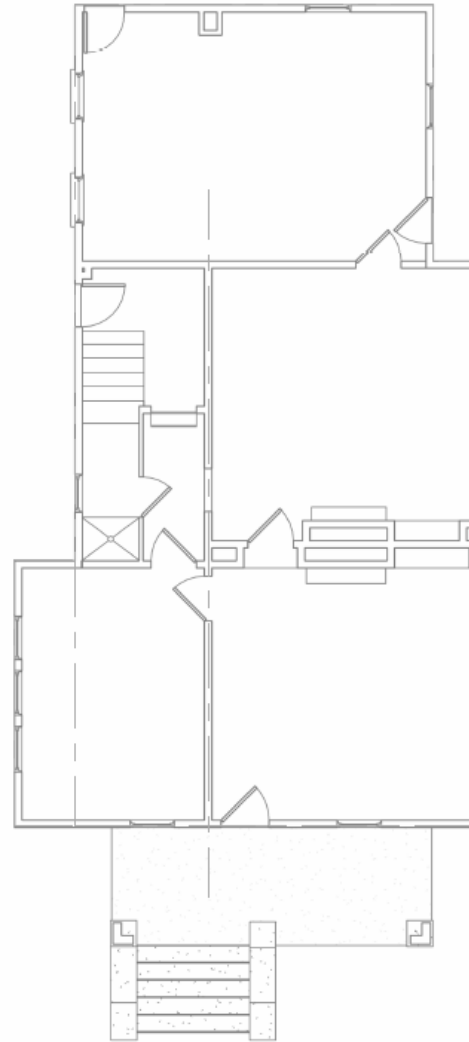
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 7 Neal Street Addition



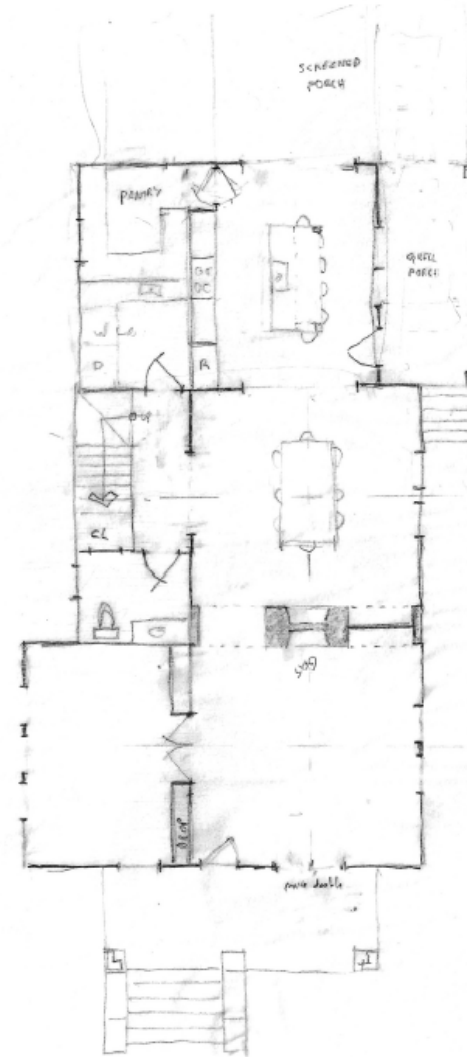
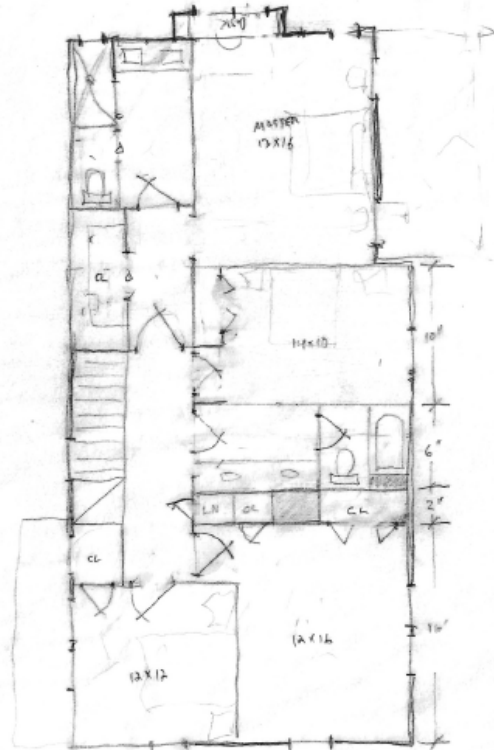
② SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



① MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Existing Structure

Certificate of Appropriateness: 7 Neal Street Addition



Proposed Layout

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: Mixed Use Development at 306 N. Markley

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Mixed Use Development: 306 N. Markley

- **Address:** 306 N. Markley Street
- **Parcel Number:** 0074000101400
- **Existing Zoning:** MX-D
- **Request:** Mixed Use development for ground-floor commercial and 3 residential units above
- **Next Step:** Design Review Board Review

Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Mixed Use Development: 306 N. Markley



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 106 E. Earle Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 106 E. Earle Street

- **Address:** 106 E. Earle Street
- **Parcel Number:** 0035000500800
- **Existing Zoning:** RH-C
- **Request:** Exterior improvements including windows, front door, garage addition, and deck replacement
- **Next Step:** Historic Review Board Review

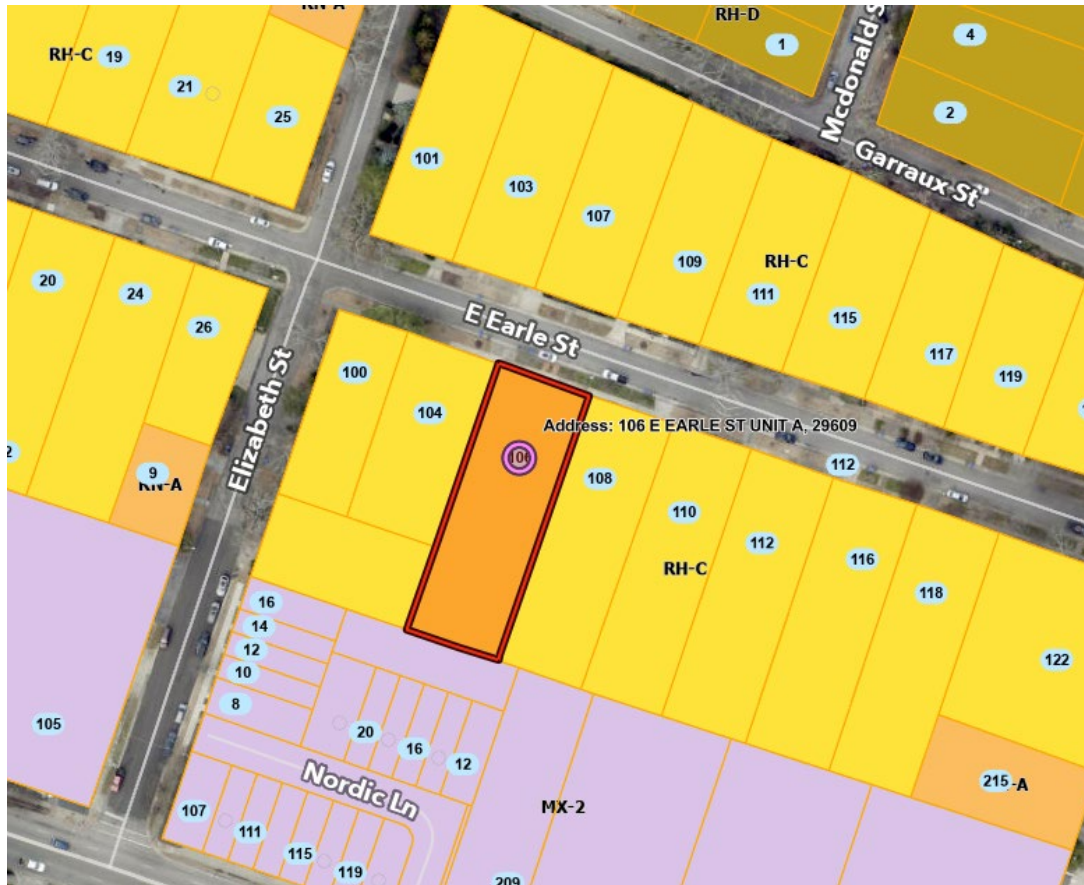
Contact:

Please contact Planning staff for applicant information

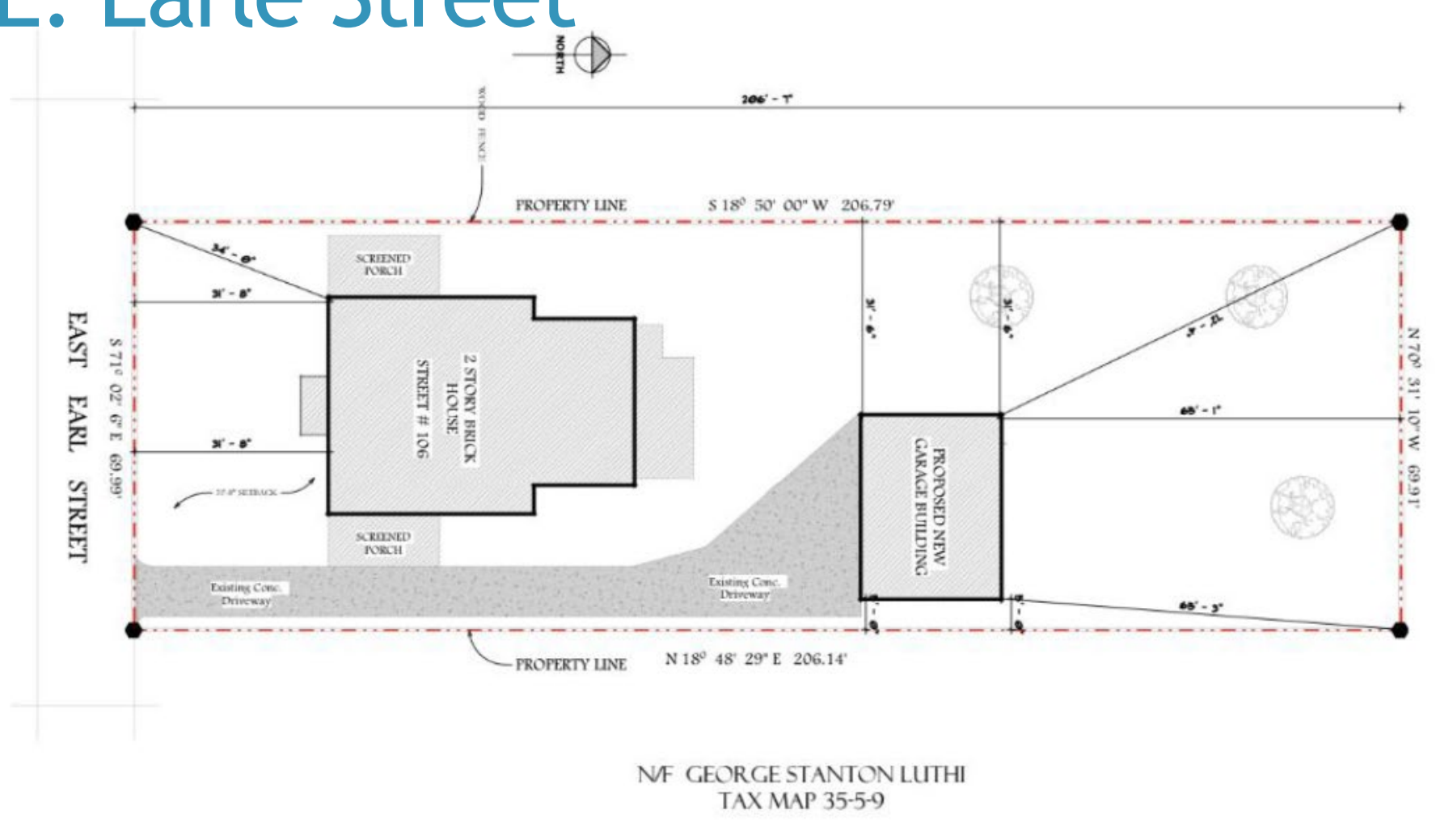
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 106 E. Earle Street



Certificate of Appropriateness: 106 E. Earle Street



Certificate of Appropriateness: 106 E. Earle Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 1323 E. North Street Addition

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 1323 E. North Street Addition

- **Address:** 1323 E. North Street
- **Parcel Number:** 0039040502000
- **Existing Zoning:** RN-A
- **Request:** Rear addition to the property
- **Next Step:** Historic Review Board Review

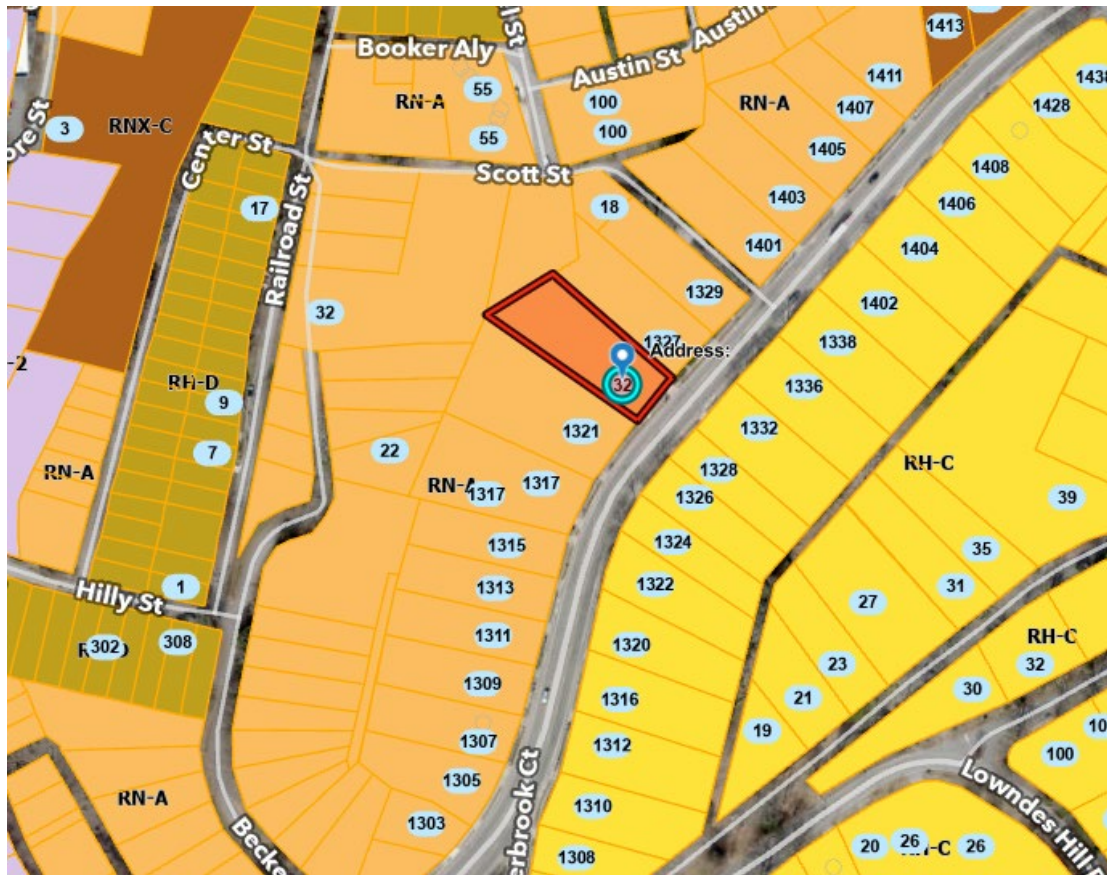
Contact:

Please contact Planning staff for applicant information

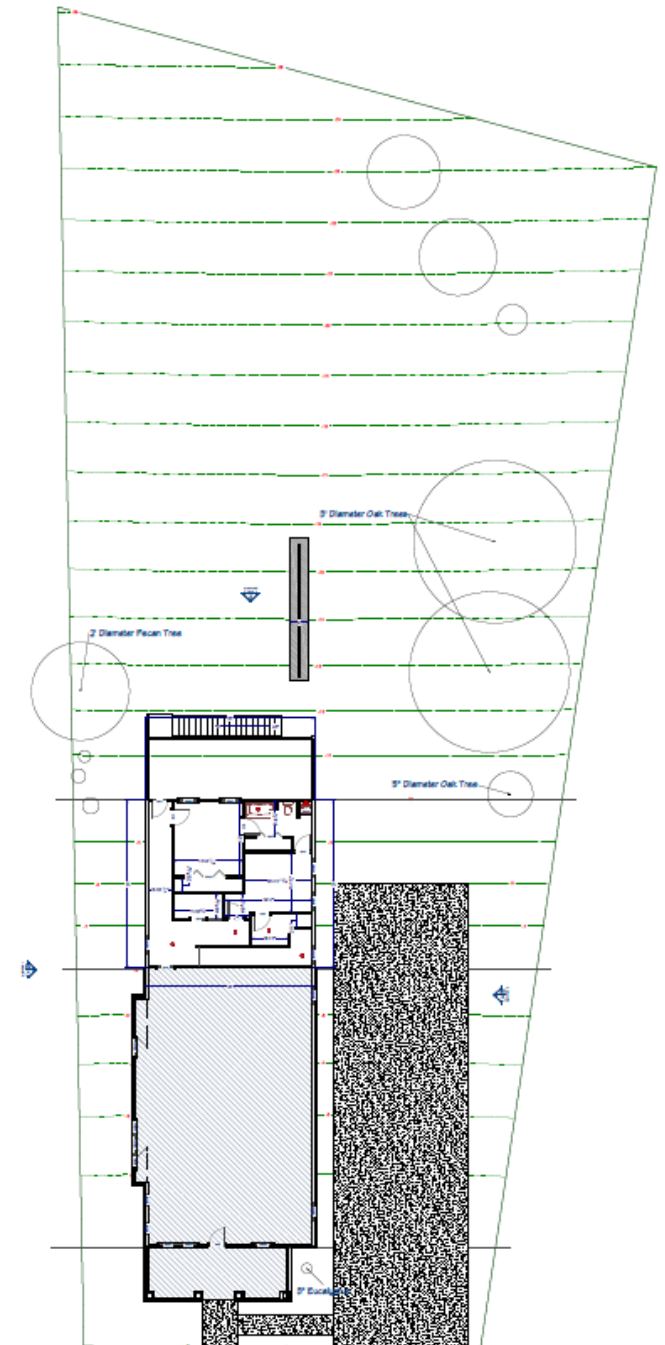
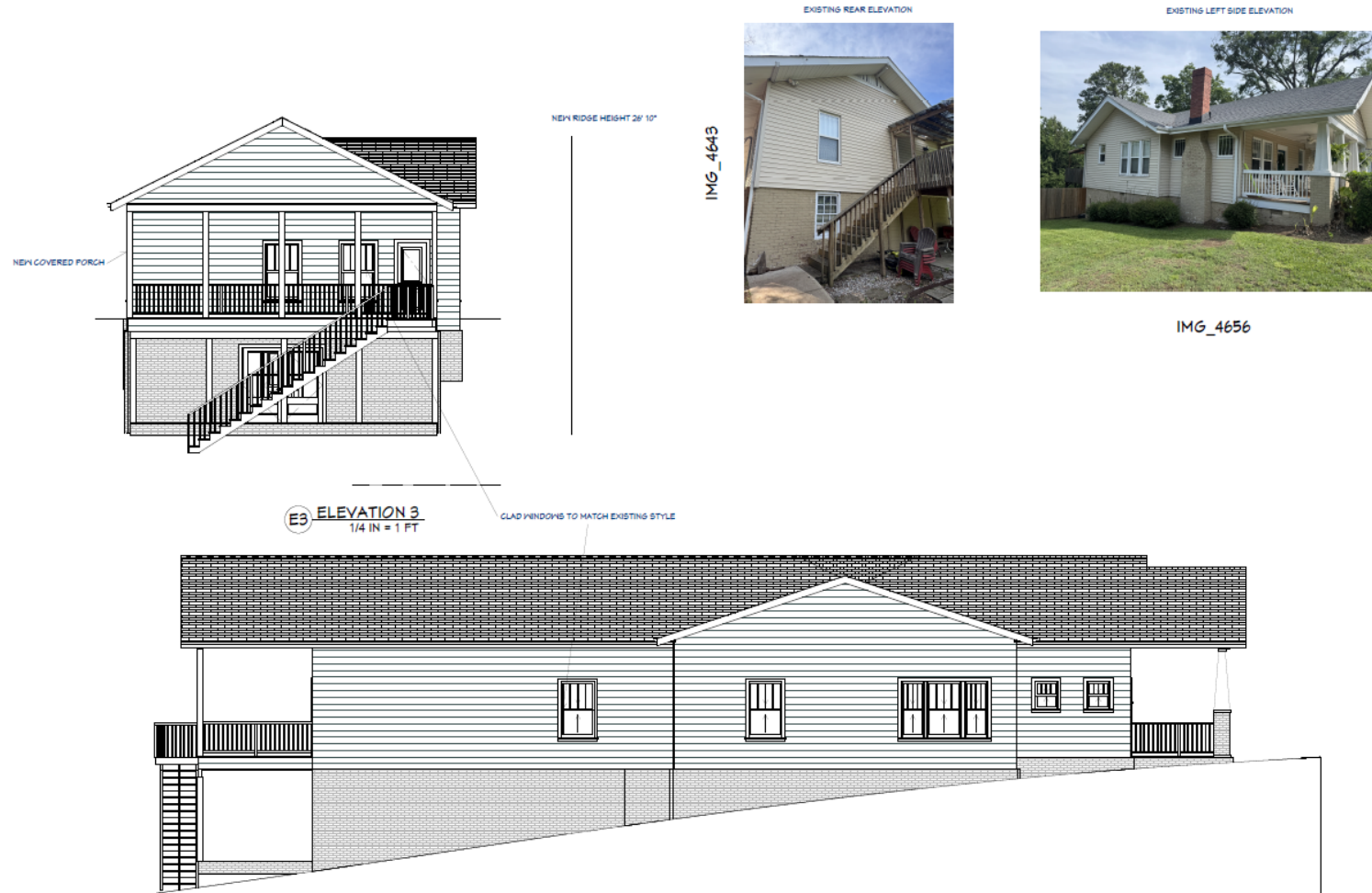
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 1323 E. North Street Addition



Certificate of Appropriateness: 1323 E. North Street Addition



NEXT STEPS AND FREQUENTLY ASKED QUESTIONS

Next Steps

Depending on the type of project, it may proceed to permitting. Others require approval from a review board.

Project Type	Review Board?	Public Hearing Required?
Zoning map amendment (rezoning)	Planning Commission (Recommendation) City Council (Final Approval)	Yes
Major subdivision	Planning Commission	No
Street naming or re-naming	Planning Commission	Yes
Projects requiring a Major Certificate of Appropriateness (inside the Design Review Boundary or a Historic District)	Design Review Board or Historic Review Board	No
Residential project containing 12 or more units (outside Design Review Boundary)	No - project proceeds with permitting	N/A
Special exception permit	Board of Zoning Appeals	Yes

Frequently Asked Questions

Are members of the public allowed to attend the monthly Project Preview meeting?

Yes! Residents are encouraged to attend and learn about upcoming projects, ask questions, and share comments and concerns at the session.

Where can I learn more about the projects?

Please attend the Project Preview meeting to learn more about a specific project. Applications requiring approval from a review board will have additional information posted on the city website before the meeting or public hearing.

Will these projects require additional neighborhood meetings?

The Project Preview satisfies the procedural step for applications requiring a “Development Public Meeting” under the Greenville Development Code; an additional neighborhood meeting is not required. However, developers are encouraged to engage with neighborhoods at the beginning of their project and throughout the review process. Community members may contact the developer directly to share concerns or request additional opportunity for neighborhood input.

Frequently Asked Questions

How do I request changes to a development that I have concerns about?

Under the Greenville Development Code, some projects are permitted “by right,” meaning they can obtain a permit if they meet all requirements of the Code. The Development Code includes neighborhood protections such as building setbacks, height limits, landscaping and transition requirements, noise and light standards, and other requirements to reduce impacts on surrounding properties. If you believe a project does not comply with the required standards, please contact the Planning Office.

Other applications require a public hearing in front of a review board. The community may share concerns and ask the review board to require modifications at these public hearings. Certain applications such as rezonings require final approval by City Council.

What about other types of projects like hotels, restaurants, or new office buildings?

Currently, only applications requiring a “Development Public Meeting” under the Greenville Development Code must participate in the monthly Project Preview process. The city may invite developers to attend and share information about other major projects from time to time. In addition, the city may present updates on planning and engineering initiatives that are currently underway.

Questions

Please contact the Planning Office with any questions about the Project Preview meeting by calling 864-467-4476 or emailing planning@greenvillesc.gov.

Comments or concerns about proposed projects should be emailed to planning@greenvillesc.gov. This account is checked daily. Your message will be directed to the appropriate staff member for response.

To have the list of projects delivered to your inbox each month, sign up on the City's website at GreenvilleSC.gov/list.aspx

